



Sheraton Drive, Epsom

The **PERSONAL** Agent

Guide Price £730,000

Freehold

- Town centre location
- Extended end of terrace home
- Four spacious bedrooms
- Large reception room
- Kitchen with breakfast bar
- Large principal bedroom with ensuite
- Family bathroom and d/s wet room
- Garage with options to convert (STPP)
- Driveway for 3 cars with potential for 4th space
- 0.3 of a mile from Epsom High Street

The Personal Agent are pleased to offer a town centre location to be truly envied, balancing incredible practicality alongside a quiet and tucked away position in this rarely available cul de sac, and if that wasn't enough, there is even a great outlook to the rear over the park.

This deceptively spacious, extended, four bedroom end of terrace house enjoys a fantastic position close to Epsom town centre, with the High Street which is only 0.3 of a mile away and railway station which is just a few minutes walk away.

Due to the significant interest that we expect, immediate inspection is strongly advised to avoid disappointment. Sole agent.

With spacious and bright accommodation set over three floors, accommodation comprises entrance hallway, 19ft x 15ft reception room, kitchen with breakfast bar and downstairs wet room perfect for cleaning muddy paws after a long walk in the



many outdoor spaces nearby.

On the first floor are three well proportioned bedrooms, two of which have built-in wardrobes and a family bathroom. On the second floor is a stunning master bedroom with open partition providing a four piece ensuite, separate dressing area and large Juliette balcony providing views over the local park.

Outside there is a front garden and a brick block driveway for three cars leading to a 20ft integrated garage which offers scope to be converted into a further reception space if required. The rear garden enjoys a Westerly aspect with covered decking, low maintenance artificial lawn and decorative planters.

Viewing is highly recommended.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym

and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - E

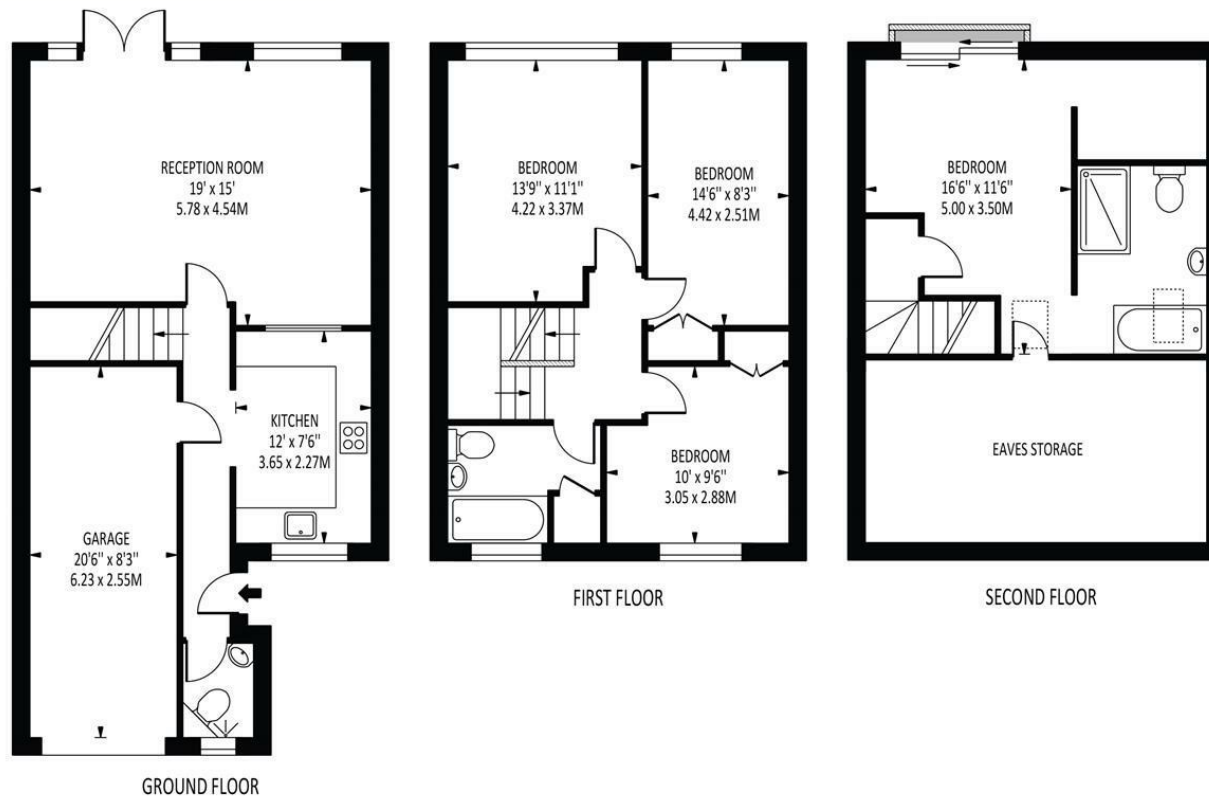




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Total Area: 1657 SQ FT • 153.96 SQ M
(Including Eaves Storage & Garage)
Eaves Storage Area : 194 SQ FT • 17.98 SQ M
Garage Area : 171 SQ FT • 15.89 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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